

GIS REGISTRY INFORMATION

SITE NAME: CASH ADVANCE

BRRTS # and FID #: 0352373822 252178190

CLOSURE DATE: 08/25/2005

STREET ADDRESS: 3825 DURAND AVE

CITY: RACINE

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 698107 Y= 249402

OFF-SOURCE CONTAMINATION (>ES): Yes No
(if there are more than 2 off-source properties, make a note and attach additional sheet(s))

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

IF YES, STREET ADDRESS 2: _____

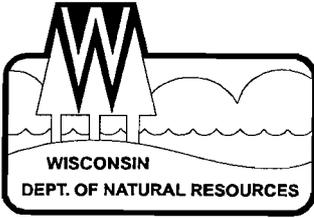
GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: Yes No

CONTAMINATED MEDIA: (Groundwater, Soil or Both?) BOTH

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	X
County Parcel ID number, if used for county, for all affected properties	X
Location Map which outlines all properties within contaminated site boundaries in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy)	X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy)	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	X
Isoconcentration map(s), if available from site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of contamination defined. If not available, include the following 2 types of maps:	X
Latest groundwater flow/monitoring well location map	X
Latest extent of contaminant plume map	X
Geologic cross-sections, if available from SI. (8.5x14" if paper copy)	X
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	X
Letter informing ROW owner of residual contamination (if applicable)	
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure.	X



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

James Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region
Sturtevant Service Center
9531 Rayne Road, Suite IV
Sturtevant, Wisconsin 53177
Telephone 262-884-2300
FAX 262-884-2307
TDD 262-884-2304

August 25, 2005

Mr. Richard Shaefer
ARB Enterprises
C/O M. Kay Clabault
Redmond Commercial Development Corp.
W228 N745 Westmound Drive
Waukesha, WI 53186

Subject: Closure Request for Former Valet Dry Cleaners, Inc./ Cash Advance, 3825 Durand Avenue, Racine, WI. FID#252178190; BRRTs#02-52-350162 and 03-52-373822

Dear Ms. Clabault:

The Department has received and reviewed the information submitted to complete the closure at this site. At this time your site will be noted as being closed with Soil and Groundwater GIS on the Department's database.

State Statute 101.143 requires that PECFA claimants seeking reimbursement of interest costs, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

Proceed with abandoning the monitoring wells and any other sumps or systems that are not necessary for vapor venting concerns. Submit the abandonment forms to this office for inclusion in the file. Also, proceed with recording the deed restriction document and the maintenance plan for the property. Send a copy of the recorded documents with the stamp showing it has been recorded to this office for inclusion in the file. Once that information is received the GIS packet will be submitted for entry on the database.

Thank you for your efforts in remediating your site. If you have any questions regarding this letter please contact me at 262-884-2341.

If you have any questions please contact me at 262-884-2341.

Sincerely,

Shanna L Laube-Anderson, P.G.
Hydrogeologist

Cc: Kristin Kurzka, Sigma, 1300 Canal Street, Milwaukee, WI 53233

DOCUMENT #

1580935

VOL

2840

PAGE

322

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

REGISTER'S OFFICE
RACINE COUNTY, WI

DOCUMENT NO.

RECORDED

97 MAY 27 PM 3:43

MARK A. LADD
REGISTER OF DEEDS

This Deed, made between Collins Properties, Inc., a Delaware corporation, as debtor in possession

and ARB Enterprizes, a general partnership, Grantor,

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Racine County, State of Wisconsin:

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
ARB Enterprizes
c/o Atty John Whaley
610 Main St.
Racine, WI 53403

23747-3

PARCEL IDENTIFICATION NUMBER

Lots 1 and 2, Block 6, Scheckler Addition, being a Subdivision of part of the Northeast 1/4 of Section 30, Township 3 North, Range 23 East. Said land being in the City of Racine, County of Racine, State of Wisconsin.

Wisconsin Real Estate Transfer Tax \$ 660.00

This is not homestead property.
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Grantor

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing, and will warrant and defend the same.

Dated this 20 day of May, 1997
Collins Properties, Inc, a Delaware corporation, as debtor in possession (SEAL)
By: Christopher R. Thomas its President (SEAL)

AUTHENTICATION
Signature(s) Ch R Thomas

authenticated this _____ day of _____, 19____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Atty Jeffrey B. Green

(Signatures may be authenticated or acknowledged. Both are not necessary.)
R44982

* Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN
Form No. 1 - 1982

ACKNOWLEDGMENT

State of Wisconsin, California

LOS ANGELES County, ss.

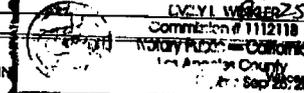
Personally came before me this 20 day of May, 1997, the above named

CHRISTOPHER R. THOMAS
as President of Collins Properties, Inc.
a Delaware corporation, as debtor in possession

to me known to be the person who executed the foregoing instrument and acknowledge the same.

Emily R. Winkler
Notary Public, LOS ANGELES County, Wis. CA

My commission is permanent. (If not, state expiration date: 1999)



DOCUMENT #

1722455

STATE BAR OF WISCONSIN FORM 2 - 1998
WARRANTY DEED

Document Number

REGISTER'S OFFICE
RACINE COUNTY, WI

RECORDED

2000 APR -3 PM 3:54

MARK A. LADD
REGISTER OF DEEDS

3016 755
FAUL

This Deed, made between Durand Corporation, a Wisconsin corporation

and Riviera Beach Development, LLC, a Colorado Limited Liability Company

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Racine County, State of Wisconsin together with all improvements located thereon and all singular tenements, hereditaments and appurtenances belonging to or in any matter appertaining to the described real estate and all of the right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantor of, in and to the above described property.

Recording Area
Name and Return Address

landmark 210

Parcel Identification Number (PIN)

This is not homestead property.
(*) (is not)

Legal description of the real estate is set forth on Exhibit "A" attached hereto and incorporated herein by reference.

WI REAL ESTATE
TRANSFER FEE

\$ 3,700.00

Exceptions to warranties: all municipal and zoning ordinances, recorded easements for public utilities and recorded building restrictions, those exceptions to title as stated in title commitment LMT-31815, Schedule B-II issued by Transnation Title Insurance Company.
Dated this 31st day of March, 2000

DURAND CORPORATION

Anthony Mattson (SEAL)
* Anthony Mattson, Vice-President

(SEAL)

(SEAL)
(SEAL)

AUTHENTICATION

Signature(s) Anthony Mattson

authenticated this 31st day of March

Michael D. Bannon
* Michael D. Bannon

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Michael D. Bannon
DeMark, Kolbe & Brodek, S.C.
P.O. Box 085009, Racine, WI 53408
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

State of Wisconsin, }
County: } ss.

Personally came before me this _____ day of _____, the above named

to me known to be the person _____ who executed the foregoing Instrument and acknowledge the same.

Notary Public, State of Wisconsin
My commission is permanent. (If not, state expiration date: _____)

* Names of persons signing in any capacity must be typed or printed below their signature.

LEGAL DESCRIPTION

PARCEL I

That part of the Northeast 1/4 of Section 30, Township 3 North, Range 23 East of the Fourth Principal Meridian bounded as follows: Beginning at a point on the South line of Durand Avenue at the Northeast corner of Lot 2, in Block 6 in Scheckler Addition as recorded In Volume "0" of Plats, page 24 in the Racine County Register of Deeds Office; running thence South 0° 15' 30" West 135 feet on the East line of Lot 2 of said Block 6 to the Southeast corner of said Lot 2; thence North 89° 59' 30" West 113.6 feet on the South line of Lots 1 and 2 of said Block 6 to the East line of Lathrop Avenue; thence South 0° 15' 30" West 252.5 feet on the East line of Lathrop Avenue to the Northwest corner of Lot 18 of said Block 6; thence South 89° 59' 30" East 344 feet on the North line of Lots 18 and 11 of said Block 6 and said line projected East to the East line of Munroe Avenue; thence South 0° 15' 30" West 232.5 feet on the East line of Munroe Avenue; thence South 89° 59' 30" East 966.38 feet on the South line of said Scheckler Addition; thence North 33° 11' East 451.68 feet to the point of curvature of a curve of Southeasterly convexity whose radius is 1,063.87 feet and whose long chord bears North 29° 50' 45" East; thence Northeasterly 123.92 feet on said curve to a point of compound curvature with a curve of Southeasterly convexity whose radius is 119.61 feet and whose long chord bears North 12° 53' 30" East; thence Northeasterly 56.84 feet on said curve to a point of tangency; thence North 0° 43' 30" West 79.62 feet to the South line of Durand Avenue; thence North 89° 59' 30" West 1,514.37 feet to the place of beginning. Said land being in the City of Racine, County of Racine, State of Wisconsin.

PARCEL II

That part of the Northeast 1/4 of Section 30, Township 3 North, Range Twenty-three East, bounded as follows: Beginning at a point on the West line of the Northeast 1/4 of said Section 30, located 660.00 feet South of the North 1/4 corner of said Section; running thence South 89° 59' 30" East, 1,199.93 feet; thence South 33° 14' West 329.94 feet; thence South 59° 8' 40" West, 71.93 feet; thence North 85° 20' 50" West, 220.00 feet; thence South 69° 16' 10" West 207.00 feet; thence South 36° 9' 10" West, 151.16 feet; thence North 78° 28' 10" West 466.52 feet to the West line of the Northeast 1/4 of said 1/4 Section; thence North 0° 15' 30" East, 397.20 feet to the point of beginning, EXCEPTING THEREFROM: That part of the North East 1/4 of Section 30, Township 3 North, Range 23 East, bounded as follows: Beginning at a point on the West line of the Northeast 1/4 of Section 30, located 898.98 feet South of the North 1/4 corner of said Section; running thence South 89° 44' 30" East, 546.14 feet; thence South 0° 15' 30" West, 126.96 feet; thence South 36° 09' 10" West, 151.16 feet; thence North 78° 28' 10" West, 466.52 feet; thence North 0° 15' 30" East, 158.22 feet to the point of beginning. Said land being in the City of Racine, County of Racine, State of Wisconsin.

PARCEL III

Lots 4 and 5, Block 4, In Great Elms No. 2, being a subdivision of a part of the Northeast 1/4 of Section 30, Township 3 North, Range 23 East. Said land being in the City of Racine, County of Racine, State of Wisconsin.

The following is for informational purposes only:
Tax Key Nos: 23871000, 23874000, 23427051 and 23427052

Cash Advance
3825 North Durand Avenue
Racine, Wisconsin

BRRTS #02-52-350162
FID #252178190

Property Address	Parcel Identification Number	Owner	Owner Address
3825 North Durand Avenue (Source Property)	23747-003	ARB Enterprises LLP	1034 West Boulevard, Racine, Wisconsin 53405
3701 North Durand Avenue (Affected Property)	23871-000	Riviera Beach Development, LLC	c/o Lar Mar Companies, 365 South Street, Morristown, NJ 07960

Cash Advance
3825 North Durand Avenue
Racine, WI

BRRTS #02-52-350162
FID #252178190

Property Adress	Owner	Owner Address	GIS Coordinate
3825 North Durand Avenue (Source Property)	ARB Enterprises LLP	1034 West Boulevard, Racine, Wisconsin 53405	698107, 249402
3701 North Durand Avenue (Affected Property)	Riviera Beach Development, LLC	c/o La Mar Companies, 365 South Street, Morristown, NJ 07960	698106, 249382



SITE VICINTY MAP

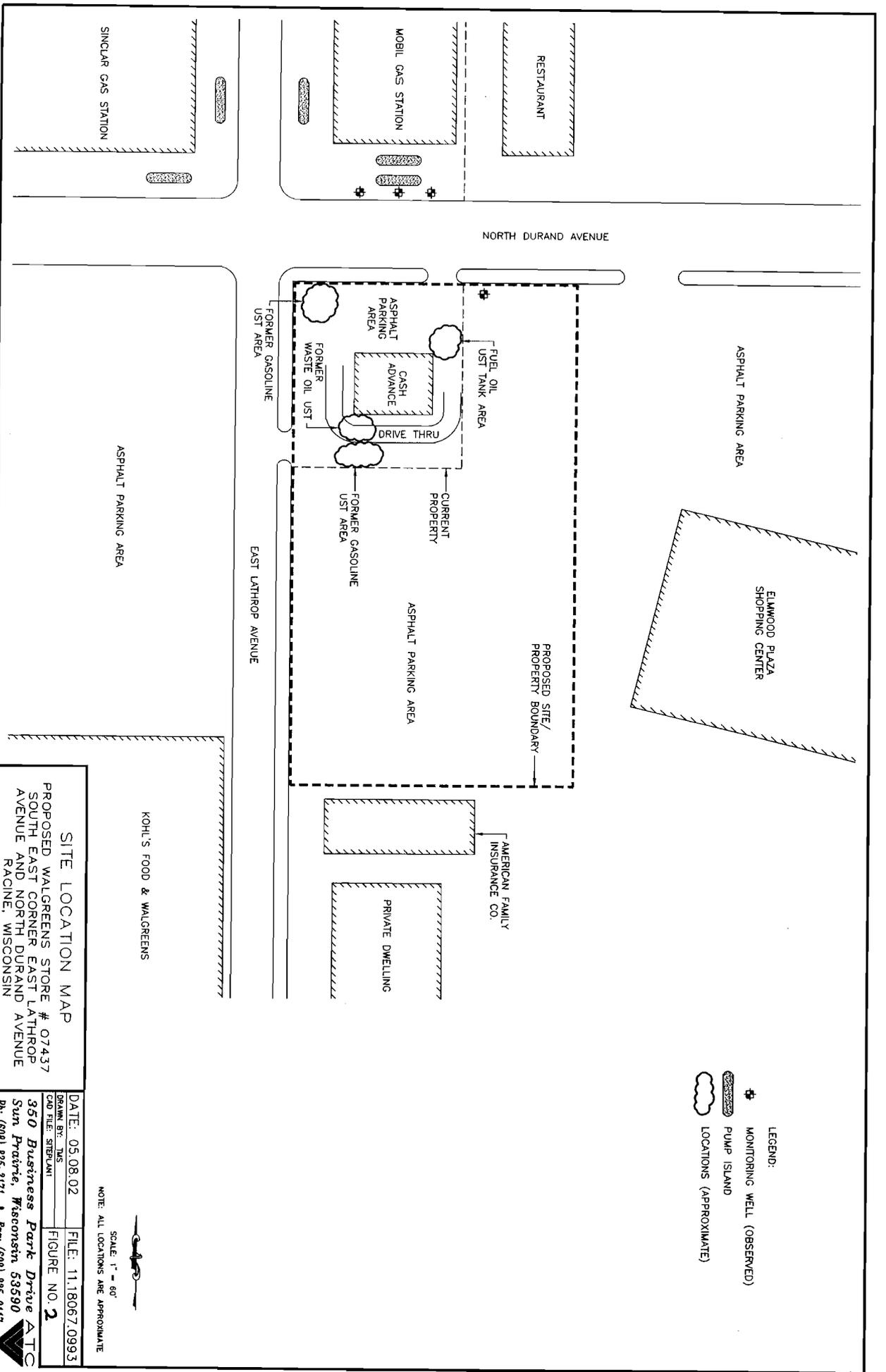
PROPOSED WALGREEN STORE #07437
 SOUTHEAST CORNER OF EAST LATHROP AND NORTH DURAND
 RACINE, WISCONSIN

FILE: 11.18067.0993

FIGURE: 1



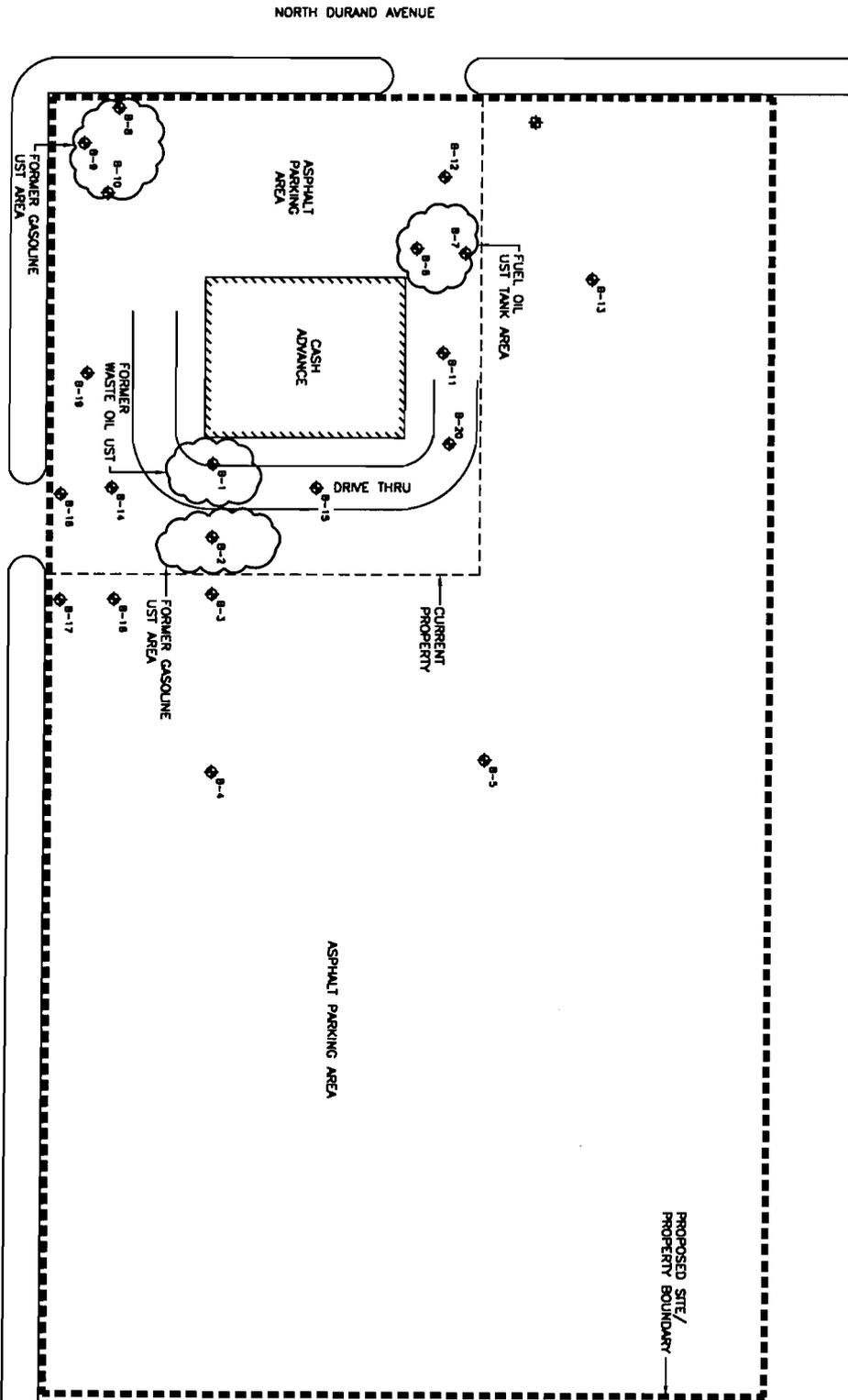
350 Business Park Drive
 Sun Prairie, Wisconsin 53590
 Ph: (608) 825-2171 Fax (608) 825-0117



SITE LOCATION MAP
 PROPOSED WALGREENS STORE # 07437
 SOUTH EAST CORNER EAST LATHROP
 AVENUE AND NORTH DURAND AVENUE
 RACINE, WISCONSIN

DATE: 05.08.02 FILE: 11.18067.0993
 DRAWN BY: JMS FIGURE NO. 2
 CAD FILE: STERAM1
 350 Business Park Drive ATC
 Sun Prairie, Wisconsin 53590
 Ph: (608) 825-2171 Fax: (608) 825-0117





- LEGEND:
- # MONITORING WELL (OBSERVED)
 - ◇ SOIL BORING
 - ☁ FORMER UST LOCATIONS (APPROXIMATE)

EAST LATHROP AVENUE

NORTH DURAND AVENUE

PROPOSED SITE / PROPERTY BOUNDARY

ASPHALT PARKING AREA

AMERICAN FAMILY INSURANCE CO.

SOIL BORING LOCATION MAP
 PROPOSED WALGREENS STORE # 07437
 SOUTH EAST CORNER EAST LATHROP AVENUE AND NORTH DURAND AVENUE
 WAUCONIA, WISCONSIN

DATE: 05.08.02	FILE: 11.18067.0993
DRAWN BY: NIS	FIGURE NO. 3
CAD FILE: SIBDLANT	

350 Business Park Drive
 Sun Prairie, Wisconsin 53590
 Ph: (608) 825-2171 • Fax: (608) 825-8117

SCALE: 1" = 60'
 NOTE: ALL LOCATIONS ARE APPROXIMATE



Table 2
Groundwater Analytical Results Summary
Proposed Walgreen Store #07437
SEC of East Lathrop Avenue and North Durand Avenue
Racine, Wisconsin
ATC Project No. 11.18067.0993

Parameter	units	WDNR PAL/ES	B-1	B-4	B-7	B-10	MW	Blank	B-11	B-12	B-13	B-14	B-16	Blank
			6/5/2002	6/5/2002	6/5/2002	6/5/2002	6/5/2002	6/5/2002	6/5/2002	6/28/2002	6/28/2002	6/28/2002	6/28/2002	6/28/2002
Benzene	µg/l	0.5/5	<0.08	<0.08	0.23 J	<0.08	<0.08	<0.08	0.1 J	0.2 J	<0.08	0.11 J	0.14 J	<0.08
tert-Butylbenzene	µg/l	—	0.52	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08
sec-Butylbenzene	µg/l	—	6	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
n-Butylbenzene	µg/l	—	1.3	<0.11	<0.11	<0.11	<0.11	<0.11	<0.11	<0.11	<0.11	<0.11	<0.11	<0.11
cis-1,2-Dichloroethene	µg/l	7/70	<0.11	<0.11	<0.11	<0.11	<0.11	<0.11	<0.11	<0.11	<0.11	<0.11	<0.11	<0.11
trans-1,2-Dichloroethene	µg/l	20/100	<0.11	<0.11	<0.11	<0.11	<0.11	<0.11	0.24 J	<0.11	0.34 J	4	<0.11	<0.11
Di-isopropyl Ether	µg/l	—	<0.06	<0.06	<0.06	0.23	<0.06	<0.06	<0.11	<0.11	<0.11	0.23 J	<0.11	<0.11
Ethylbenzene	µg/l	140/700	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	<0.06	<0.06	<0.06	<0.06	<0.06	<0.06
Isopropylbenzene	µg/l	—	2.3	<0.07	<0.07	<0.07	<0.07	<0.07	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08
Methyl tert-butyl Ether	µg/l	12/60	<0.07	<0.07	<0.07	<0.07	<0.07	<0.07	<0.07	<0.07	<0.07	<0.07	<0.07	<0.07
Naphthalene	µg/l	8/40	0.54	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
n-Propylbenzene	µg/l	—	1.8	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15
Tetrachloroethene (PCE)	µg/l	0.5/5	2.6	<0.15	1.4	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15
Toluene	µg/l	200 /1,000	0.2 J	0.26 J	0.44	0.5	<0.08	<0.08	0.32	0.69	0.14 J	0.17 J	0.23 J	<0.15
Trichloroethene (TCE)	µg/l	0.5/5	<0.13	<0.13	<0.13	<0.13	<0.13	<0.13	4.6	<0.13	<0.13	2.9	2.1	<0.13
Trimethylbenzenes	µg/l	96 / 480	<0.11	<0.11	<0.11	0.21 J	<0.11	<0.11	<0.11	<0.11	<0.11	<0.11	<0.11	<0.11
Total Xylenes	µg/l	1,000/10,000	<0.21	<0.21	<0.21	0.38 J	<0.21	<0.21	<0.21	<0.21	<0.21	<0.21	<0.21	<0.21

NA = Not Analyzed for parameter.

Samples submitted to U.S Analytical Lab, Kimberly, Wisconsin (Wisconsin Certification No. 445134030).

"J" = Analyte detected between the Limit of Detection and Limit of Quantitation.

WDNR PAL/ES = Wisconsin Department of Natural Resources Preventative Action Limit/Enforcement Standard; "—" = Not Established.

** = WDNR PAL/ES for 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene combined.

Table 2, continued
Groundwater Analytical Results Summary
Proposed Walgreen Store #07437
SEC of East Lathrop Avenue and North Durand Avenue
Racine, Wisconsin
ATC Project No. 11.18067.0993

Parameter	units	WDNR PAL/ES	B-17	B-19	B-20	Blank
			7/15/2002	7/15/2002	7/15/2002	7/15/2002
Benzene	µg/l	0.5/5	<0.08	0.11 J	<0.08	<0.08
tert-Butylbenzene	µg/l	---	<0.08	<0.08	<0.08	<0.08
sec-Butylbenzene	µg/l	---	<0.1	<0.1	<0.1	<0.1
n-Butylbenzene	µg/l	---	<0.11	<0.11	<0.11	<0.11
cis-1,2-Dichloroethene	µg/l	7/70	<0.11	<0.11	<0.11	<0.11
trans-1,2-Dichloroethene	µg/l	20/100	<0.11	<0.11	<0.11	<0.11
Di-isopropyl Ether	µg/l	---	<0.06	<0.06	<0.06	<0.06
Ethylbenzene	µg/l	140/700	<0.08	<0.08	<0.08	<0.08
Isopropylbenzene	µg/l	---	<0.07	<0.07	<0.07	<0.07
Methyl tert-butyl Ether	µg/l	12/60	<0.07	<0.07	<0.07	<0.07
Naphthalene	µg/l	8/40	<0.1	<0.1	<0.1	<0.1
n-Propylbenzene	µg/l	---	<0.15	<0.15	<0.15	<0.15
Tetrachloroethene	µg/l	0.5/5	<0.15	<0.15	<0.15	<0.15
Toluene	µg/l	200 /1,000	<0.08	0.09 J	<0.08	<0.08
Trichloroethene (TCE)	µg/l	0.5/5	<0.13	<0.13	<0.13	<0.13
Trimethylbenzenes	µg/l	96 / 480	<0.11	<0.11	<0.11	<0.11
Total Xylenes	µg/l	1,000 /10,000	<0.21	<0.21	<0.21	<0.21

NA = Not Analyzed for parameter.

Samples submitted to U.S Analytical Lab, Kimberly, Wisconsin (Wisconsin Certification No. 445134030).

"J" = Analyte detected between the Limit of Detection and Limit of Quantitation.

WDNR PAL/ES = Wisconsin Department of Natural Resources Preventative Action Limit/Enforcement Standard; "----" = Not Established.

"^" = WDNR PAL/ES for 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene combined.

Table 1
Soil Analytical Results
 Proposed Walgreen Store #07437
 SEC of East Lathrop Avenue and North Durand Avenue
 Racine, Wisconsin
 ATC Project No. 11.18067.0993

Parameters	WDNR Generic RCL Groundwater Pathway	WDNR Generic RCL Direct Contact Non-Industrial	WDNR Generic RCL Direct Contact Industrial	Units	Sample Identification										
					B-1 4-6'	B-2 4-6'	B-3 18-20'	B-4 8-10'	B-5 18-20'	B-6 2-4'	B-7 2-4'	B-8 8-10'	B-9 18-20'	B-10 4-6'	Blank
					6/5/2002	6/5/2002	6/5/2002	6/5/2002	6/5/2002	6/5/2002	6/5/2002	6/5/2002	6/5/2002	6/5/2002	6/5/2002
Percent Solids	---	---	---	%	84.3	88.0	86.2	79.7	79.4	81.7	80.8	91.4	81.8	89.3	---
METALS															
Total Cadmium	---	8	510	mg/kg	<0.7	<0.7	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total Lead	---	50	500	mg/kg	13	4.6 J	4.3 J	NA	NA	NA	NA	NA	NA	NA	NA
PAHs															
Acenaphthene	38,000	900,000	60,000,000	µg/kg	1,600	<42	NA	NA	NA	NA	<41	<41	NA	NA	NA
Anthracene	3,000,000	5,000,000	300,000,000	µg/kg	520	<34	NA	NA	NA	NA	<34	<34	NA	NA	NA
Chrysene	37,000	8,800	390,000	µg/kg	<38	<38	NA	NA	NA	NA	<38	40 J	NA	NA	NA
Fluoranthene	500,000	600,000	40,000,000	µg/kg	66 J	<42	NA	NA	NA	NA	49 J	57 J	NA	NA	NA
Fluorene	100,000	600,000	40,000,000	µg/kg	1,500	<41	NA	NA	NA	NA	<41	<41	NA	NA	NA
1-Methyl naphthalene	23,000	1,100,000	70,000,000	µg/kg	<37	<37	NA	NA	NA	NA	60 J	40 J	NA	NA	NA
Naphthalene	400	20,000	110,000	µg/kg	<40	<40	NA	NA	NA	NA	<40	<40	NA	NA	NA
Phenanthrene	1,800	18,000	390,000	µg/kg	1,100	<20	NA	NA	NA	NA	55 J	42 J	NA	NA	NA
Pyrene	8,700,000	500,000	30,000,000	µg/kg	<58	<58	NA	NA	NA	NA	<58	64 J	NA	NA	NA
VOC/POCs															
Benzene	5.5	---	---	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
sec-Butylbenzene	---	---	---	µg/kg	110	<25	NA	<25	<25	NA	NA	NA	NA	<25	<25
n-Butylbenzene	---	---	---	µg/kg	45	<25	NA	<25	<25	NA	NA	NA	NA	<25	NA
Ethylbenzene	2,900	---	---	µg/kg	<25	<25	<25	<25	<25	NA	NA	NA	NA	37	NA
MTBE	---	---	---	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	29	<25
Naphthalene	400	20,000	110,000	µg/kg	120	<25	NA	<25	<25	NA	NA	NA	NA	<25	<25
Tetrachloroethene	---	---	---	µg/kg	<25	27 J	NA	<25	<25	NA	NA	NA	NA	34	NA
Toluene	1,500	---	---	µg/kg	<25	<25	<25	<25	<25	NA	NA	NA	NA	<25	NA
1,2,4 - TMB	---	---	---	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	46	<25
1,3,5 - TMB	---	---	---	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	66	<25
Total xylenes	4,100	---	---	µg/kg	<50	<50	<75	<50	<50	<75	<75	<75	<75	138	<75
DRO/GRO															
DRO	100	---	---	mg/kg	NA	NA	NA	NA	NA	NA	<10	<10	NA	NA	NA
GRO	100	---	---	mg/kg	NA	NA	<10	NA	NA	NA	<10	<10	NA	NA	<10

BOLD indicates RCL Exceedance.

WDNR RCL = Wisconsin Department of Natural Resources' Residual Contaminant Level (WDNR NR 720).
 Samples submitted to U.S. Analytical Laboratory (WI Cert. No. 445134030).

GRO = Gasoline Range Organics; DRO = Diesel Range Organics; TMB = Trimethylbenzene;

MTBE = Methyl-tertiary-butyl Ether; and "J" = Analyte detected between the Limit of Detection and Limit of Quantitation.

Table 1, continued
 Soil Analytical Results
 Proposed Walgreen Store #07437
 SEC of East Lathrop Avenue and North Durand Avenue
 Racine, Wisconsin
 ATC Project No. 11.18067.0993

Parameters	WDNR Generic RCL Groundwater Pathway	WDNR Generic RCL Direct Contact Non-Industrial	WDNR Generic RCL Direct Contact Industrial	Units	Sample Identification										
					B-11 4-6'	B-12 0-2'	B-13 4-6'	B-14 6-8'	B-15 14-16'	B-16 6-8'	Blank	B-17 6-8'	B-18 2-4'	B-19 2-4'	B-20 2-4'
					6/28/2002	6/28/2002	6/28/2002	6/28/2002	6/28/2002	6/28/2002	6/28/2002	7/15/2002	7/15/2002	7/15/2002	7/15/2002
Percent Solids	---	---	---	%	83.0	95.6	80.2	80.5	86.8	85.7	---	87.2	83.3	77.4	81.4
Benzene	5.5	---	---	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
sec-Butylbenzene	---	---	---	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
n-Butylbenzene	---	---	---	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
Ethylbenzene	2,900	---	---	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
MTBE	---	---	---	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
Naphthalene	400	20,000	110,000	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
Tetrachloroethene	---	---	---	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
Toluene	1,500	---	---	µg/kg	<25	<25	<25	380	<25	140	<25	<25	<25	<25	<25
1,2,4 - TMB	---	---	---	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
1,3,5 - TMB	---	---	---	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
Total xylenes	4,100	---	---	µg/kg	<50	<50	<50	<50	<75	<50	<75	<50	<50	<50	<50

BOLD indicates RCL Ex ceedance.

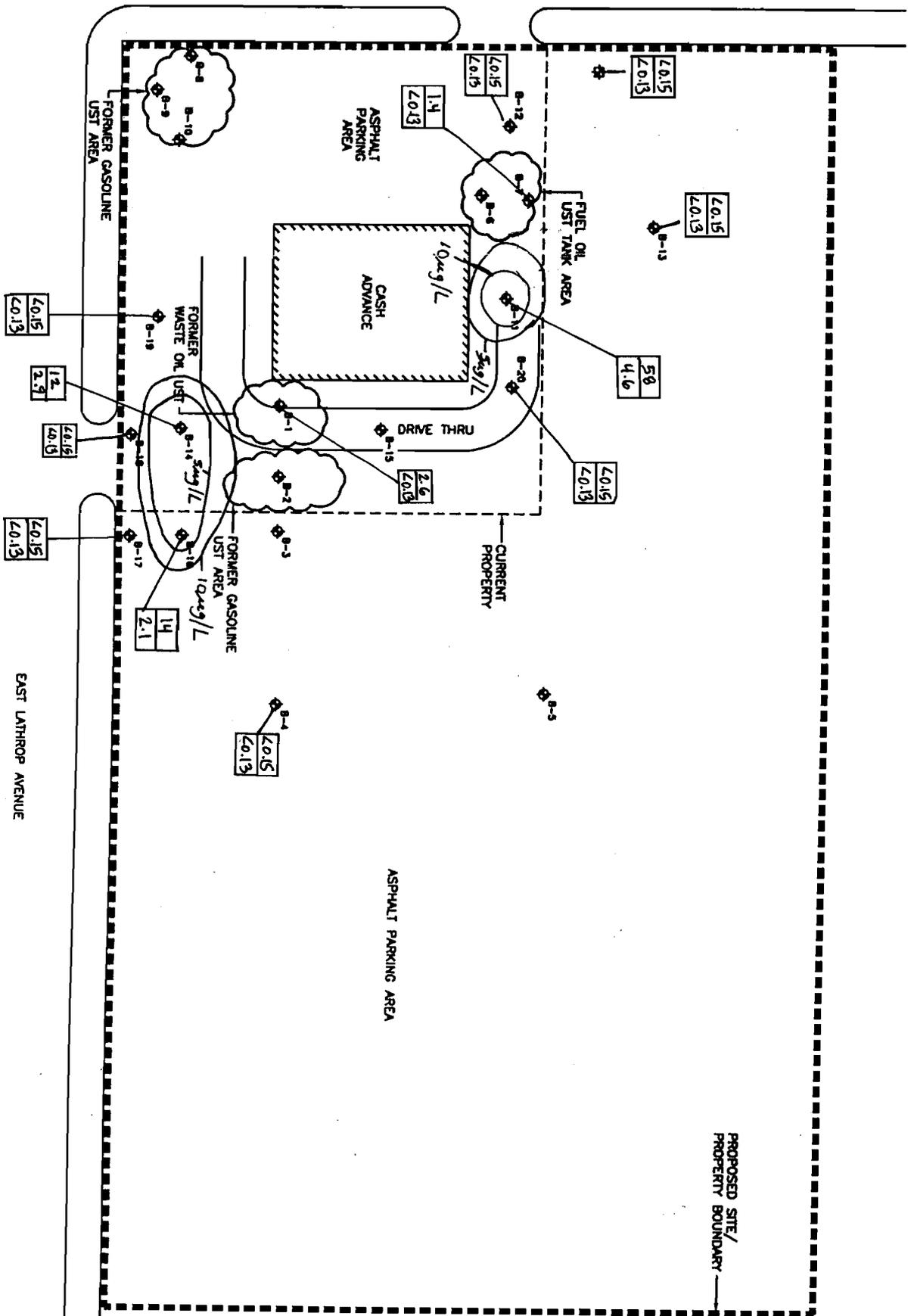
WDNR RCL = Wisconsin Department of Natural Resources' Residual Contaminant Level (WDNR NR 720).

Samples submitted to U.S. Analytical Laboratory (WI Cert. No. 445134030).

GRO = Gasoline Range Organics; DRO = Diesel Range Organics; TMB = Trimethylbenzene;

MTBE = Methyl-tertiary-butyl Ether; and "J" = Analyte detected between the Limit of Detection and Limit of Quantitation.

NORTH DURAND AVENUE



- LEGEND:
- ◆ MONITORING WELL (OBSERVED)
 - ◆ SOIL BORING
 - ☁ FORMER UST LOCATIONS (APPROXIMATE)

PCE	TetraChloroethene (ug/L)
TCE	Trichloroethene (ug/L)

AMERICAN FAMILY INSURANCE CO.

GROUNDWATER PALES EXCEEDANCE ISOLCON CENTRATIONS

SOIL BORING LOCATION MAP
 PROPOSED WAL GREENS STORE # 07437
 SOUTH EAST CORNER EAST LATHROP AVENUE AND NORTH DURAND AVENUE
 RACINE, WISCONSIN

DATE: 05.08.02
 DRAWN BY: TMS
 CAD FILE: STEFWJH

FILE: 11.18067.09933
 FIGURE NO. 3

350 Business Park Drive
 Sun Prairie, Wisconsin 53590
 Ph: (608) 825-2171 • Fax: (608) 825-0117

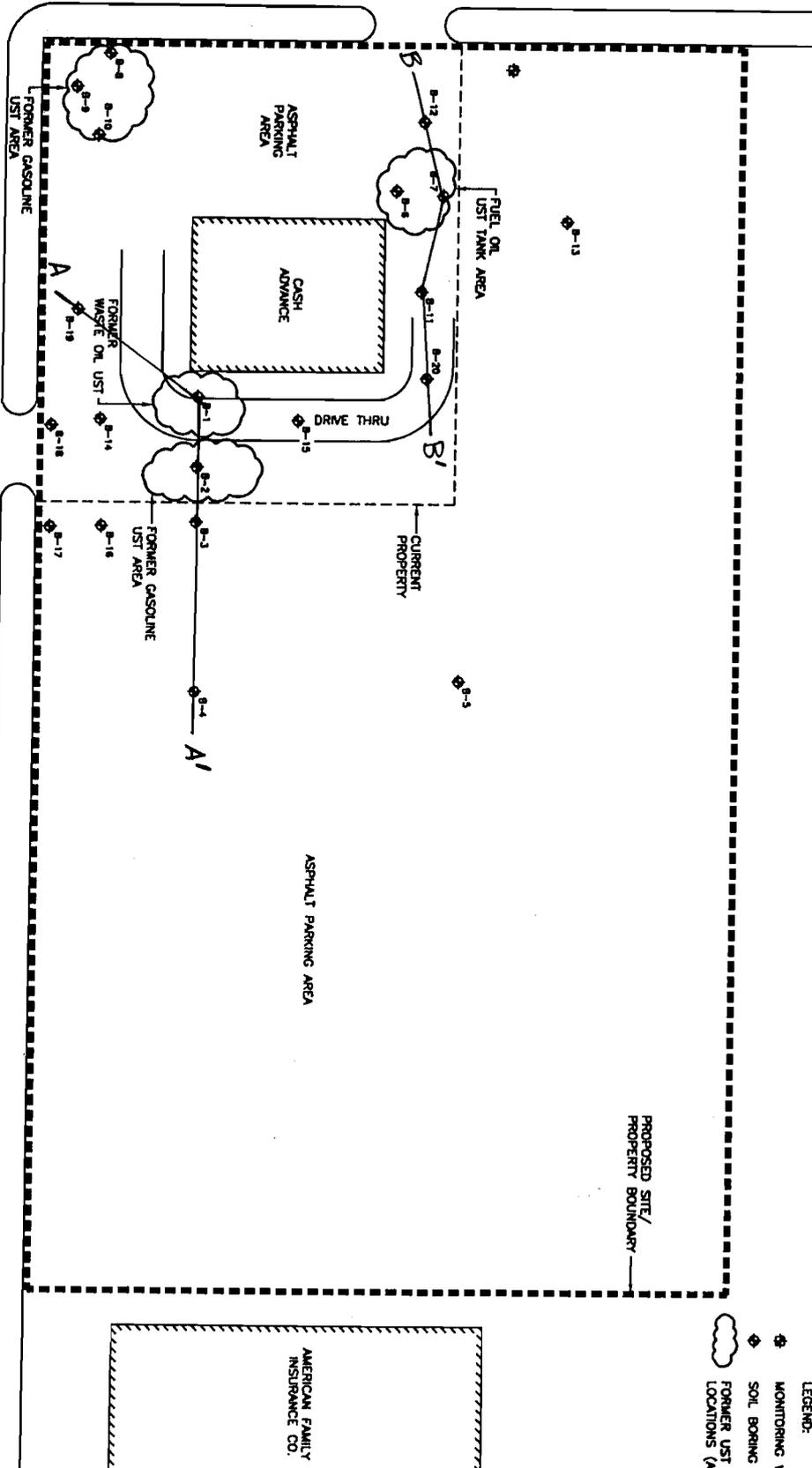


SCALE: 1" = 60'

NOTE: ALL LOCATIONS ARE APPROXIMATE

NORTH DURAND AVENUE

EAST LATHROP AVENUE



- LEGEND:
- ⊕ MONITORING WELL (OBSERVED)
 - ◆ SOIL BORING
 - ☁ FORMER UST LOCATIONS (APPROXIMATE)

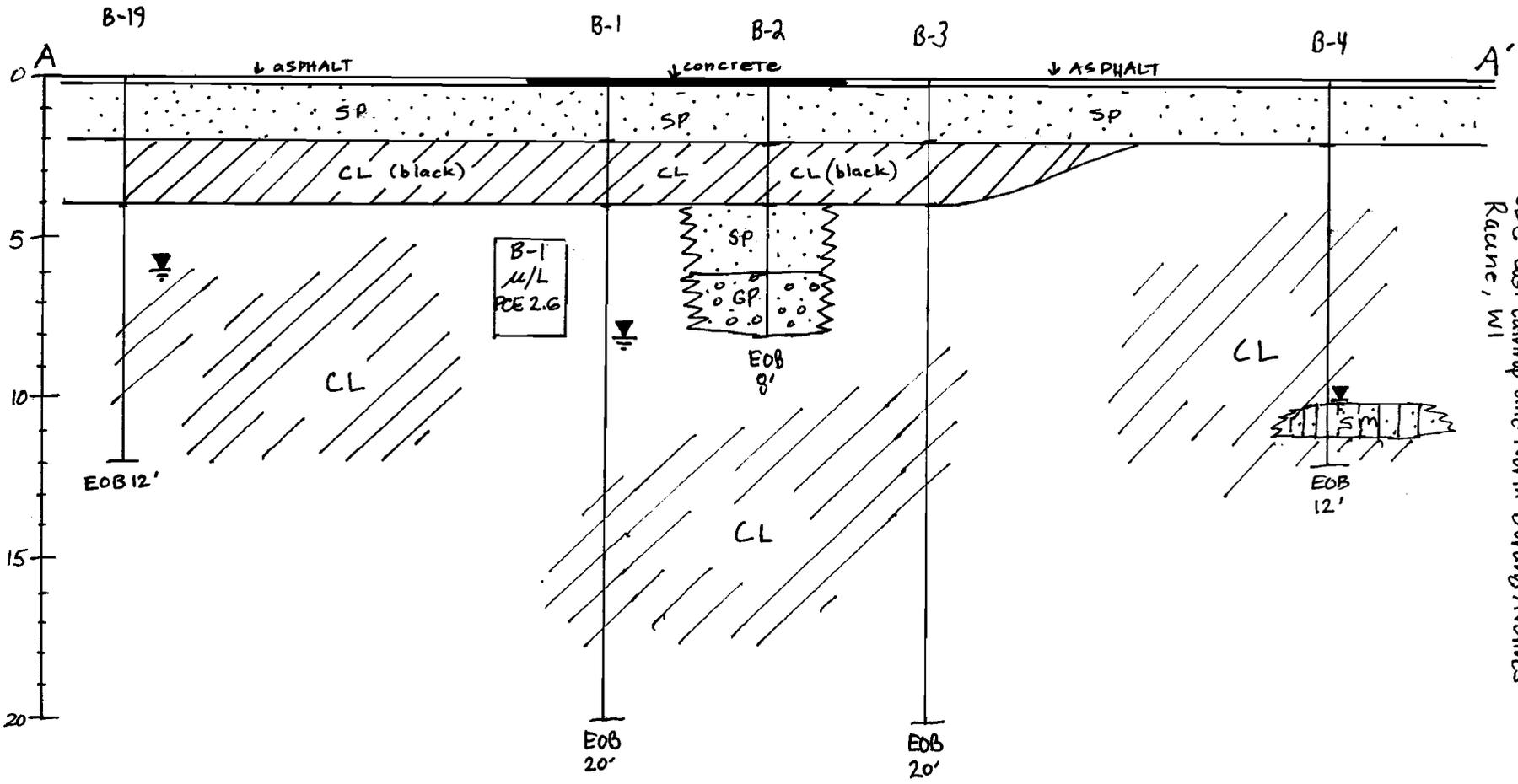
Cross - SECTION LOCATION MAP

SOIL BORING LOCATION MAP
 PROPOSED WALGREENS STORE # 07437
 SOUTH EAST CORNER EAST LATHROP
 AVENUE AND NORTH DURAND AVENUE
 WAUCONIA, WISCONSIN

DATE: 05.08.02	FILE: 11.18067.0993
SCALE: 1" = 80'	FIGURE NO. 3

350 Business Park Drive
 Sun Prairie, Wisconsin 53590
 Ph (608) 825-2171 • Fax (608) 825-9117





Proposed Walgreens Store # 07437
 SEC East Lathrop and North DuRand Avenues
 Racine, WI

PLEASE NOTE - ONLY SOIL RCL AND GROUNDWATER
 PAL/ES CONCENTRATION EXCEEDANCES
 ARE INCLUDED IN THIS CROSS-SECTION.

- VERTICAL SCALE 1" = 5'
 HORIZONTAL SCALE 1" = 20'
 [Symbol] WATER LEVEL WHILE DRILLING
 [Symbol] SAND, POORLY GRADED (SP)
 [Symbol] CLAY (CL)
 [Symbol] GRAVEL SAND MIXTURE, POORLY GRADED (GP)
 [Symbol] SILTY SANDS, SAND SILT MIXTURE (SM)

6/27/2002
 JMT
 CDC
 1
 2
 11.18067.0993

Proposed Walgreens Store # 07437
 SEC East Lattrop & North Durand Avenues, Racine, WI

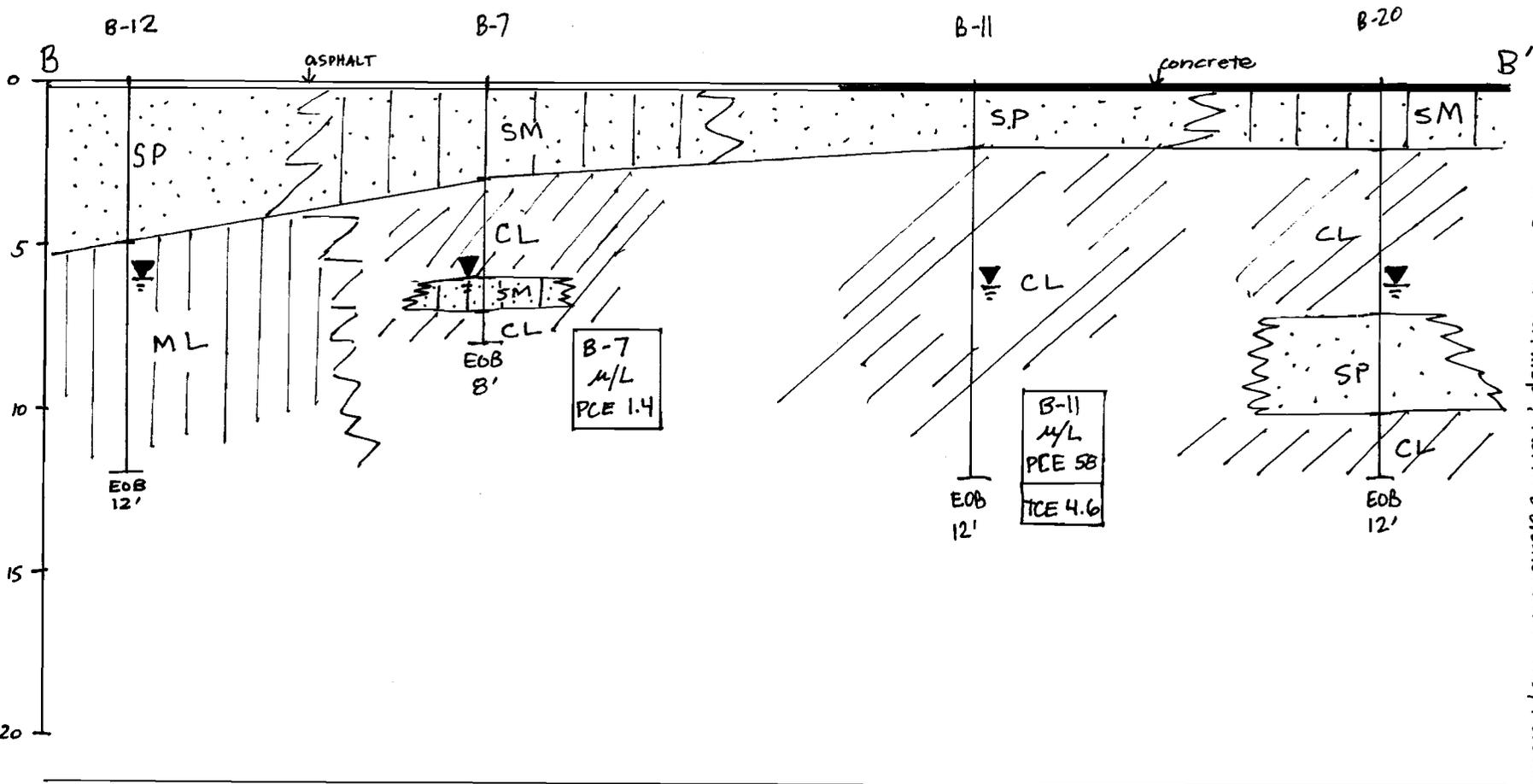
CDC
 JMT

8/27/2002

2

2

11.18067.0993

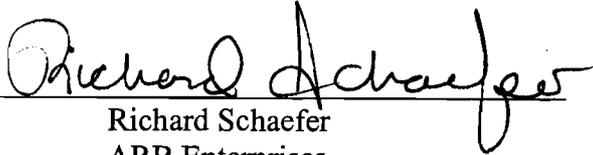


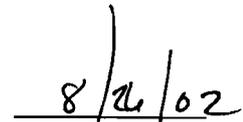
PLEASE NOTE: ONLY SOIL RCL AND GROUNDWATER
 PAL/ES CONCENTRATION EXCEEDANCES
 ARE INCLUDED IN THIS CROSS-SECTION

VERTICAL SCALE 1"=5'
 HORIZONTAL SCALE 1"=10'

-  SAND, POORLY GRADED (SP)
-  SILTY SANDS, SAND SILT MIXTURE (SM)
-  SILTS, CLAYEY SILTS (ML)
-  CLAY (CL)
-  WATER LEVEL WHILE DRILLING

I, Richard Schaefer, authorized representative for ARB Enterprises, responsible party for the facility (WDNR BRRTS No. 02-52-350162, WDNR FID No. 252178190) located at 3825 North Durand Avenue, located in Racine, Racine County, Wisconsin, hereby certifies that to the best of my knowledge, the attached legal descriptions are complete and accurate for the referenced facility address and affected properties.


Richard Schaefer
ARB Enterprises


Date

DOCUMENT #

1580935

DOCUMENT NO.

VOL

PAGE

2840

322

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

REGISTER'S OFFICE
RACINE COUNTY, WI

RECORDED

97 MAY 27 PM 3:43

MARIA A. LADD
REGISTER OF DEEDS

This Deed, made between Collins Properties, Inc., a Delaware corporation, as debtor in possession

and ARB Enterprises, a general partnership, Grantor,

Witnesseth, That the said Grantor, for a valuable consideration, Grantee,

conveys to Grantee the following described real estate in Racine County, State of Wisconsin:

THIS SPACE RESERVED FOR RECORDING DATA
NAME AND RETURN ADDRESS
ARB Enterprises
c/o Atty John Whaley
610 Main St.
Racine, WI 53403

23747-3
PARCEL IDENTIFICATION NUMBER

Lots 1 and 2, Block 6, Scheckler Addition, being a subdivision of part of the Northeast 1/4 of Section 30, Township 3 North, Range 23 East. Said land being in the City of Racine, County of Racine, State of Wisconsin.

Wisconsin Real Estate Transfer Tax \$ 660.00

This is not (is) (is not) homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; And Grantor

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing, and will warrant and defend the same.

Dated this 20 day of May, 1997

Collins Properties, Inc, a Delaware corporation, as debtor in possession (SEAL)

By Christopher R. Thomas its President (SEAL)

Signature(s) Christopher R. Thomas

authenticated this day of 19

TITLE: MEMBER STATE BAR OF WISCONSIN (If not authorized by 8706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Atty Jeffrey B. Green

(Signatures may be authenticated or acknowledged. Both are not necessary.)

1544982

* Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN Form No. 1 - 1982

ACKNOWLEDGMENT

State of Wisconsin, California } ss.

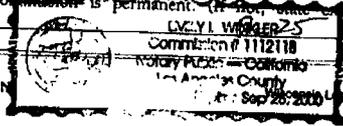
LOS ANGELES County, 20 day of May 19 97 the above named

CHRISTOPHER R. THOMAS as President of Collins Properties, Inc. a Delaware corporation, as debtor in possession

to me known to be the person who executed the foregoing instrument and acknowledge the same.

Emily R. Winkler Notary Public, LOS ANGELES County, Wis. CA

My commission is permanent. (If not, state expiration date:)



Blank Co., Inc. Milwaukee, Wis.

DOCUMENT #

1722455

STATE BAR OF WISCONSIN FORM 2 - 1998
WARRANTY DEED

Document Number

REGISTER'S OFFICE
RACINE COUNTY, WI

RECORDED

2000 APR -3 PM 3:54

MARK A. LADD
REGISTER OF DEEDS

3016
PAGE

This Deed, made between Durand Corporation, a Wisconsin corporation

and Riviera Beach Development, LLC, a Colorado Limited Liability Company

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Racine County, State of Wisconsin; together with all improvements located thereon and all singular tenements, hereditaments and appurtenances belonging to or in any matter appertaining to the described real estate and all of the right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantor of, in and to the above described property.

Recording Area
Name and Return Address

12-
landmark 210

Parcel Identification Number (PIN)

This is not homestead property.
(*) (is not)

Legal description of the real estate is set forth on Exhibit "A" attached hereto and incorporated herein by reference.

WI REAL ESTATE
TRANSFER FEE
\$ 8,700.00

Exceptions to warranties: all municipal and zoning ordinances, recorded easements for public utilities and recorded building restrictions, those exceptions to title as stated in title commitment LMT-31815, Schedule B-II issued by Transpation Title Insurance Company.
Dated this 31st day of March, 2000

DURAND CORPORATION

Anthony Mattson (SEAL)
* Anthony Mattson, Vice-President

____ (SEAL)

AUTHENTICATION

Signature(s) Anthony Mattson

authenticated this 31st day of March

Michael D. Bannon
* Michael D. Bannon

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Micheal D. Bannon
DeMark, Kolbe & Brodek, S.C.
P.O. Box 085009, Racine, WI 53408
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

State of Wisconsin, }
County, } ss.

Personally came before me this _____ day of _____, the above named

_____ to me known to be the person _____ who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin
My commission is permanent. (If not, state expiration date: _____)

* Names of persons signing in any capacity must be typed or printed below their signature.

31815

LEGAL DESCRIPTION

PARCEL I

That part of the Northeast 1/4 of Section 30, Township 3 North, Range 23 East of the Fourth Principal Meridian bounded as follows: Beginning at a point on the South line of Durand Avenue at the Northeast corner of Lot 2, in Block 6 in Scheckler Addition as recorded In Volume "0" of Plats, page 24 in the Racine County Register of Deeds Office; running thence South 0° 15' 30" West 135 feet on the East line of Lot 2 of said Block 6 to the Southeast corner of said Lot 2; thence North 89° 59' 30" West 113.6 feet on the South line of Lots 1 and 2 of said Block 6 to the East line of Lathrop Avenue; thence South 0° 15' 30" West 252.5 feet on the East line of Lathrop Avenue to the Northwest corner of Lot 18 of said Block 6; thence South 89° 59' 30" East 344 feet on the North line of Lots 18 and 11 of said Block 6 and said line projected East to the East line of Munroe Avenue; thence South 0° 15' 30" West 232.5 feet on the East line of Munroe Avenue; thence South 89° 59' 30" East 966.38 feet on the South line of said Scheckler Addition; thence North 33° 11' East 451.68 feet to the point of curvature of a curve of Southeasterly convexity whose radius is 1,063.87 feet and whose long chord bears North 29° 50' 45" East; thence North easterly 123.92 feet on said curve to a point of compound curvature with a curve of Southeasterly convexity whose radius is 119.61 feet and whose long chord bears North 12° 53' 30" East; thence North easterly 56.84 feet on said curve to a point of tangency; thence North 0° 43' 30" West 79.62 feet to the South line of Durand Avenue; thence North 89° 59' 30" West 1,514.37 feet to the place of beginning. Said land being in the City of Racine, County of Racine, State of Wisconsin.

PARCEL II

That part of the Northeast 1/4 of Section 30, Township 3 North, Range Twenty-three East, bounded as follows: Beginning at a point on the West line of the Northeast 1/4 of said Section 30, located 660.00 feet South of the North 1/4 corner of said Section; running thence South 89° 59' 30" East, 1,199.93 feet; thence South 33° 14' West 329.94 feet; thence South 59° 8' 40" West, 71.93 feet; thence North 85° 20' 50" West, 220.00 feet; thence South 69° 16' 10" West 207.00 feet; thence South 36° 9' 10" West, 151.16 feet; thence North 78° 28' 10" West 466.52 feet to the West line of the Northeast 1/4 of said 1/4 Section; thence North 0° 15' 30" East, 397.20 feet to the point of beginning, EXCEPTING THEREFROM: That part of the North East 1/4 of Section 30, Township 3 North, Range 23 East, bounded as follows: Beginning at a point on the West line of the Northeast 1/4 of Section 30, located 898.98 feet South of the North 1/4 corner of said Section; running thence South 89° 44' 30" East, 546.14 feet; thence South 0° 15' 30" West, 126.96 feet; thence South 36° 09' 10" West, 151.16 feet; thence North 78° 28' 10" West, 466.52 feet; thence North 0° 15' 30" East, 158.22 feet to the point of beginning. Said land being in the City of Racine, County of Racine, State of Wisconsin.

PARCEL III

Lots 4 and 5, Block 4, In Great Elms No. 2, being a subdivision of a part of the Northeast 1/4 of Section 30, Township 3 North, Range 23 East. Said land being in the City of Racine, County of Racine, State of Wisconsin.

The following is for informational purposes only:

Tax Key Nos: 23871000, 23874000, 23427051 and 23427052

THE PETITION OF L. S. FREEDMAN, LONELL BOWMILL AND AXEL SWELLER FOR AN ORDER VACATING A PART OF THE PLAT OF BOWMILL ADDITION, AS THE SAME IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN,...

IT IS HEREBY ORDERED, THAT THE FOLLOWING DESCRIBED REAL ESTATE, BEING A PORTION OF THE PLAT OF BOWMILL ADDITION, BE AND IT IS HEREBY ORDERED AND IS NOW LAYED A PART OF SAID PLAT, SAID PART OF SAID PLAT...

THE NORTH SIX HUNDRED SIXTY (600) FEET IN WIDTH PORTION OF THE NORTHEAST QUARTER OF SECTION TWENTY (20), TOWNSHIP THREE (3) NORTH, RANGE...

IT IS FURTHER ORDERED, THAT BINTROP AVENUE, AS IT APPEARS ON SAID PLAT, SHALL BE VACATED AS TO THAT PART OF SAID BINTROP AVENUE WHICH BEARS EAST FROM THE EAST LINE OF MARION AVENUE AT THE INTERSECTION...

IT IS FURTHER ORDERED, THAT WEST LAWN AVENUE, AS SHOWN ON SAID PLAT, SHALL BE VACATED AS TO THAT PART OF SAID AVENUE WHICH BEARS NORTH FROM THE NORTH LINE OF LOT 11, BLOCK 6 OF SAID PLAT...

IT IS FURTHER ORDERED, THAT THE VACATION OF THIS PLAT SHALL NOT AFFECT THE RIGHTS OF THE PUBLIC TO THE PART OF SAID AVENUE WHICH HAS BEEN DEDICATED TO THE PUBLIC AND ACCEPTED BY THE TOWN OF BOWMILL...

IT IS FURTHER ORDERED, THAT WEST LAWN AVENUE, AS SHOWN ON SAID PLAT, BE, AND EACH OF THEM HEREBY IS, VACATED...

IT IS FURTHER ORDERED, THAT A CERTIFIED COPY OF THIS ORDER VACATING A PART OF SAID PLAT, TOGETHER WITH THE PLAT SHOWING THE PART SO VACATED, SHALL BE FORTHWITH RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN...

DATED AT RACINE, WISCONSIN, THIS 28th day of July, A. D. 1900

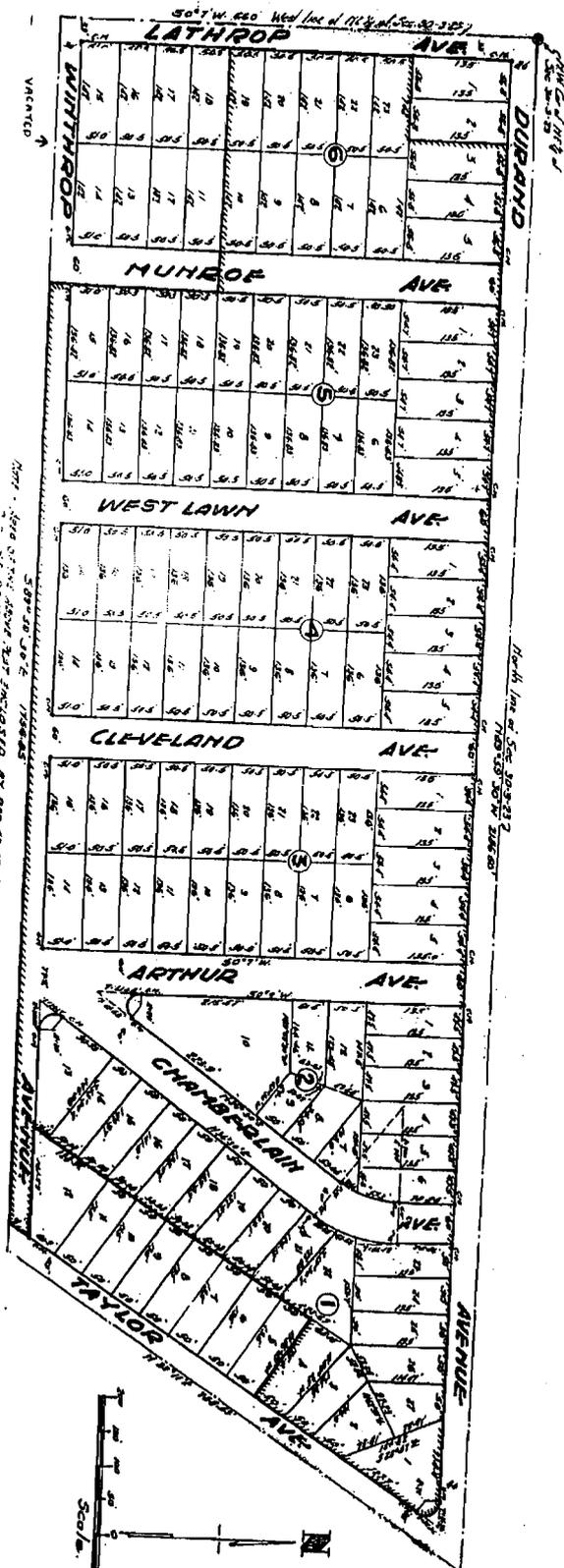
BY THE COURT

(signed) Edward D. Goodland

Royal E. Schaefer

Charles C. Schaefer

John F. Thompson



SEE LIS PENDENS VOL. 1, P. 2054

SCHUECKLER ADDITION

BEING THAT PART OF THE NORTH END OF THE N.E. 1/4 OF SEC. 20-3-22, LYING WEST OF THE CENTER LINE OF TAYLOR AVE, TOWN OF MT. PLEASANT, RACINE CO. WIS. RECORDED IN W. O. BOOK 24 OF PLATS, RACINE CO. REGISTER OF DEEDS OFFICE.

542651

Register's Office Racine County, Wis. Approved for Record July 21, 1900 A. D. 1900 and recorded in Volume 1 of 1900

ARB ENTERPRISES, L.L.P.
1034 WEST BLVD.
RACINE, WI. 53405
262-633-7510 PHONE
262-633-7590 FAX

August 23, 2002

Mr. Ralph Pugliano
Riviera Beach Development, LLC
C/o La Mar Companies
365 South Street
Morristown, New Jersey 07960

RE: Landowner Notification
Cash Advance
3825 Durand Ave.
Racine, Wisconsin
WDNR BRRTS No. 02-52-350162
WDNR FID No. 252178190
ATC Project No. 11.18067.0993

Dear Mr. Pugliano:

Groundwater contamination that appears to have originated on the Cash Advance property located at 3825 Durand Avenue, in the City of Racine, Racine County, Wisconsin, has migrated onto your property at 3701 Durand Avenue. The levels of tetrachloroethene (PCE) contamination in one sample of the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and chapter NR 746 Wisconsin Administrative code, and I will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for call originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination". The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to: Ms. Victoria Stovall, Wisconsin Department of Natural Resources, 2300 North Martin Luther King Jr. Drive, Milwaukee, Wisconsin 53212.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds Chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information

on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above Chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' Internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at 1034 West Boulevard, Racine, Wisconsin 53405, or 262-633-7510 or you may contact Ms. Victoria Stovall, Program Assistant, Wisconsin Department of Natural Resources, at 2300 North Martin Luther King Jr. Drive, Milwaukee, Wisconsin 53212 or 414-263-8688.

Sincerely,

ARB ENTERPRISES, L.L.P.

A handwritten signature in black ink, appearing to read "Richard Schaefer". The signature is written in a cursive style with a large, sweeping initial "R".

Richard Schaefer

DOCUMENT #

1722455

STATE BAR OF WISCONSIN FORM 2 - 1998
WARRANTY DEED

Document Number

REGISTER'S OFFICE
RACINE COUNTY, WI

RECORDED

2000 APR -3 PM 3:54

MARK A. LADD
REGISTER OF DEEDS

3016 755
PAGE

This Deed, made between Durand Corporation, a Wisconsin corporation

and Riviera Beach Development, LLC, a Colorado Limited Liability Company

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Racine County, State of Wisconsin together with all improvements located thereon and all singular tenements, hereditaments and appurtenances belonging to or in any matter appertaining to the described real estate and all of the right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantor of, in and to the above described property.

Recording Area

Name and Return Address

Landmark 210

Parcel Identification Number (PIN)

This is not homestead property.
(*) (is not)

Legal description of the real estate is set forth on Exhibit "A" attached hereto and incorporated herein by reference.

WI REAL ESTATE
TRANSFER FEE
\$ 3,700.00

Exceptions to warranties: all municipal and zoning ordinances, recorded easements for public utilities and recorded building restrictions, those exceptions to title as stated in title commitment LMT-31815, Schedule B-II issued by Transnation Title Insurance Company.
Dated this 31st day of March, 2000.

DURAND CORPORATION

Anthony Mattson (SEAL)
* Anthony Mattson, Vice-President

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) Anthony Mattson

authenticated this 31st day of March

* Michael D. Bannan

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Micheal D. Bannan
DeMark, Kolbe & Brodek, S.C.
P.O. Box 085009, Racine, WI 53408
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

State of Wisconsin,

County, } ss.
Personally came before me this _____ day of _____, the above named

to
me known to be the person _____ who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin
My commission is permanent. (If not, state expiration date: _____)

* Names of persons signing in any capacity must be typed or printed below their signature.

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I

That part of the Northeast 1/4 of Section 30, Township 3 North, Range 23 East of the Fourth Principal Meridian bounded as follows: Beginning at a point on the South line of Durand Avenue at the Northeast corner of Lot 2, in Block 6 in Scheckler Addition as recorded In Volume "0" of Plats, page 24 in the Racine County Register of Deeds Office; running thence South 0° 15' 30" West 135 feet on the East line of Lot 2 of said Block 6 to the Southeast corner of said Lot 2; thence North 89° 59' 30" West 113.6 feet on the South line of Lots 1 and 2 of said Block 6 to the East line of Lathrop Avenue; thence South 0° 15' 30" West 252.5 feet on the East line of Lathrop Avenue to the Northwest corner of Lot 18 of said Block 6; thence South 89° 59' 30" East 344 feet on the North line of Lots 18 and 11 of said Block 6 and said line projected East to the East line of Munroe Avenue; thence South 0° 15' 30" West 232.5 feet on the East line of Munroe Avenue; thence South 89° 59' 30" East 966.38 feet on the South line of said Scheckler Addition; thence North 33° 11' East 451.68 feet to the point of curvature of a curve of Southeasterly convexity whose radius is 1,063.87 feet and whose long chord bears North 29° 50' 45" East; thence Northeasterly 123.92 feet on said curve to a point of compound curvature with a curve of Southeasterly convexity whose radius is 119.61 feet and whose long chord bears North 12° 53' 30" East; thence Northeasterly 56.84 feet on said curve to a point of tangency; thence North 0° 43' 30" West 79.62 feet to the South line of Durand Avenue; thence North 89° 59' 30" West 1,514.37 feet to the place of beginning. Said land being in the City of Racine, County of Racine, State of Wisconsin.

PARCEL II

That part of the Northeast 1/4 of Section 30, Township 3 North, Range Twenty-three East, bounded as follows: Beginning at a point on the West line of the Northeast 1/4 of said Section 30, located 660.00 feet South of the North 1/4 corner of said Section; running thence South 89° 59' 30" East, 1,199.93 feet; thence South 33° 14' West 329.94 feet; thence South 59° 8' 40" West, 71.93 feet; thence North 85° 20' 50" West, 220.00 feet; thence South 69° 16' 10" West 207.00 feet; thence South 36° 9' 10" West, 151.16 feet; thence North 78° 28' 10" West 466.52 feet to the West line of the Northeast 1/4 of said 1/4 Section; thence North 0° 15' 30" East, 397.20 feet to the point of beginning, EXCEPTING THEREFROM: That part of the North East 1/4 of Section 30, Township 3 North, Range 23 East, bounded as follows: Beginning at a point on the West line of the Northeast 1/4 of Section 30, located 898.98 feet South of the North 1/4 corner of said Section; running thence South 89° 44' 30" East, 546.14 feet; thence South 0° 15' 30" West, 126.96 feet; thence South 36° 09' 10" West, 151.16 feet; thence North 78° 28' 10" West, 466.52 feet; thence North 0° 15' 30" East, 158.22 feet to the point of beginning. Said land being in the City of Racine, County of Racine, State of Wisconsin.

PARCEL III

Lots 4 and 5, Block 4, In Great Elms No. 2, being a subdivision of a part of the Northeast 1/4 of Section 30, Township 3 North, Range 23 East. Said land being in the City of Racine, County of Racine, State of Wisconsin.

The following is for informational purposes only:

Tax Key Nos: 23871000, 23874000, 23427051 and 23427052

0000107

DOC # 2048302

Recorded
SEP. 12, 2005 AT 11:41AM

Document Number

DEED RESTRICTION

Declaration of Restrictions

In Re: Described on Exhibit A hereto attached.

STATE OF WISCONSIN)
) ss
COUNTY OF RACINE)

JAMES A LADWIG
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$31.00



Recording Area

Name and Return Address

Mr. Brian Cummings
MRED (Lathrop/Durand), Inc.
W228 N745 Westmound Drive
Waukesha, WI 53186

31

276-000023747003

Tax Key Number

WHEREAS, MRED (Lathrop/Durand) Associates, a Wisconsin Limited Partnership, is the owner of the above described property.

WHEREAS, soil contaminated with petroleum hydrocarbon-based oil and chlorinated volatile organic compounds is present on this property. Soil contaminated with petroleum hydrocarbon and chlorinated hydrocarbon compounds may remain on this property at the following locations: beneath the building footprint of the former Cash Advance facility in the vicinity of soil borings MW-3, MW-9, GP-1 and GP-3, in the vicinity of soil borings B-14 and B-16, and in the vicinity of soil borings MW-1 and MW-5 as shown in Figure 1. In November 2002, soil samples taken at a depth of approximately 0 to 12 feet below the concrete surface contained concentrations of chlorinated organic compounds that exceeded the generic residual contaminant levels in NR 720.19 as summarized in Table 1. In October 2002, soil samples taken at a depth of approximately 2 feet below the asphalt surface contained concentrations of polycyclic aromatic hydrocarbons above interim guidance residual contaminant levels as summarized in Table 1; soil samples taken at a depth of approximately 10 feet below the asphalt surface contained concentrations of benzene above generic residual contaminant levels in 720.09 as summarized in Table 1.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

The paved surfaces, concrete building foundations, and concrete floor slabs that existed on the above-described property on the date that this restriction was signed form a barrier that must be maintained in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

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These structures are also required in order to minimize the infiltration of water and prevent groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code. The paved surfaces, concrete building foundations, and concrete floor slabs shall be maintained on the above-described property in the locations shown on Figure 1 unless another barrier, with an infiltration rate of 10^{-7} cm/sec or less, is installed and maintained in their place.

The existing structures, and any replacement barrier with an infiltration rate of 10^{-7} cm/sec or less, shall be maintained on the above-described property in compliance with the "Barrier Operation and Maintenance Plan" dated April 1, 2005, that was submitted to the Wisconsin Department of Natural Resources by MRED (Lathrop/Durand) Associates, as required by section NR 724.13(2), Wisconsin Administrative Code (1999).

In addition, the following activities are prohibited on that portion of the above-described property where a barrier exists as depicted on Figure 1, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on the capped area; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or cover.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

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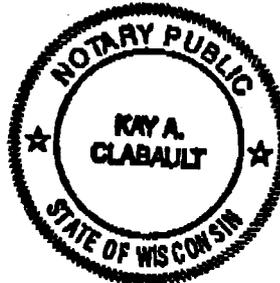
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 6 day of September, 20 05:

MRED (Lathrop/Durand) Associates
BY: MRED (Lathrop/Durand), Inc., general Partner
Signature: [Signature]

Printed Name: BRIAN CUMMINGS
Vice President

Subscribed and sworn to before me
this 07th day of Sept, 2005

Kay A. Clabault
Notary Public, State of Wisconsin
My commission 12-7-08



This document was drafted by Sigma Environmental Services, Inc. based on comments from the Wisconsin Department of Natural Resources.

Kay Clabault

0000110

Exhibit A

A parcel of land being part of the Northwest One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Thirty (30), in Township Three (3) North, Range Twenty-three (23) East, in the City of Racine, County of Racine, State of Wisconsin, more particularly described as follows: Commencing at the Northwest corner of the Northeast 1/4 of Section 30, in Township 3 North, Range 23 East; thence North 88° 09' 01" East along the North line of said Northeast 1/4, 33.00 feet; thence South 01° 34' 15" East parallel with the West line of said Northeast 1/4, 40.00 feet to the South line of Durand Avenue (STH 11), also the North line of Block 6 of Scheckler Addition; thence North 88° 09' 01" East on said North line 113.71 feet to the Northeast corner of Lot 2, Block 6, Scheckler Addition, being the point of beginning of this description; thence along the East line of said Lot 2, South 01° 34' 15" East 134.84, feet recorded as 135 feet, to the Southeast corner of said Lot 2; thence South 88° 09' 01" West, 113.71 feet, recorded as 113.6 feet, along the South line of Lot 1 and Lot 2 of said Block 6 to the East line of Lathrop Avenue; thence along said East line South 01° 34' 15" East 252.52 feet, recorded as 252.5 feet, to the Northwest corner of Lot 18 of said Block 6; thence along the North line of Lot 18 and Lot 11 of said Block 6, North 88° 09' 01" East 200.00 feet; thence North 01° 34' 15" West 387.36 feet to the South line of Durand Avenue; thence South 88° 09' 01" West 86.30 feet along said South line to the Point of beginning.

Table 1
Soil Analytical Quality Results
Redmond Notice
Sigma Project No. 7697

Soil Being Identified	Sample Depth (ft)	Collection Date	MW-1		MW-2		MW-3		MW-4		MW-5		MW-6		MW-7		MW-8		NR 730 RCL	NR 740 Table 1	NR 740 Table 2	Indicate RCL	UB EPA PRC		US EPA SSL	
			0-2	10-12	2-4	10-12	2-4	10-12	0-2	10-12	0-2	10-12	0-2	10-12	0-2	10-12	0-2	10-12					Residential	Industrial		
GRO	mg/kg	10/21/02	8.02	9.42	8.01	8.91	8.41	8.61	8.72	8.74	8.80	70.7	8.80	8.70	NA	NA	NA	NA	500	NS	NS	NS	400	760	NS	
DRO	mg/kg	10/21/02	NA	NA	<0.05	<0.05	NA	NA	NA	NA	NA	500	NS	NS	NS	400	760	NS								
Cadmium	mg/kg	10/21/02	NA	NA	<0.05	<0.05	NA	NA	NA	NA	NA	500	NS	NS	NS	400	760	NS								
Lead	mg/kg	10/21/02	10.7	9.1	7.2	6.57	NA	NA	11.60	7.73	12.1	6.69	11.9	6.97	NA	NA	NA	NA	500	NS	NS	NS	400	760	NS	
Detected VOCs/PVOCs																										
Benzene	µg/g	10/21/02	<25	<25	<25	<25	<25	<25	<25	<25	30.8	<25	<25	<25	<25	<25	<25	<25	5.8	3,200	1,100	NS	450	1,500	30	
1,2-Dichlorobenzene	µg/g	10/21/02	<25	41.7	<25	74.7	84.5	<25	<25	<25	430	<25	<25	<25	<25	<25	<25	<25	NS	NS	NS	NS	110,000	220,000	NS	
1,3-Dichlorobenzene	µg/g	10/21/02	<25	76.6	<25	123	174	<25	<25	<25	783	<25	<25	<25	<25	<25	<25	<25	NS	NS	NS	NS	140,000	240,000	NS	
1,4-Dichlorobenzene	µg/g	10/21/02	<25	<25	<25	<25	<25	<25	<25	<25	78.2	<25	<25	<25	<25	<25	<25	<25	NS	NS	NS	NS	160,000	340,000	1,000	
1,1,1-Trichloroethane	µg/g	10/21/02	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS	NS	NS	NS	13,000	32,000	NS	
1,1,2-Trichloroethane	µg/g	10/21/02	<25	<25	<25	<25	<25	<25	<25	<25	30.1	<25	<25	<25	<25	<25	<25	<25	NS	NS	NS	NS	3,400	8,100	2,000	
1,1-Dichloroethane	µg/g	10/21/02	<25	<25	<25	<25	<25	<25	<25	<25	470	<25	<25	<25	<25	<25	<25	<25	NS	NS	NS	NS	230,000	230,000	38,000	
1,1,1,1-Tetrachloroethane	µg/g	10/21/02	<25	52	<25	81.1	72.9	<25	<25	<25	148	<25	<25	<25	<25	<25	<25	<25	NS	NS	NS	NS	NS	NS	NS	
1,1,2,2-Tetrachloroethane	µg/g	10/21/02	<25	<25	<25	<25	<25	<25	<25	<25	801	<25	<25	<25	<25	<25	<25	<25	NS	NS	NS	NS	NS	NS	NS	
1,1,1,2-Tetrachloroethane	µg/g	10/21/02	<25	<25	<25	<25	<25	<25	<25	<25	425	<25	<25	<25	<25	<25	<25	<25	NS	NS	NS	NS	NS	NS	NS	
1,1,2,2,2-Pentachloroethane	µg/g	10/21/02	<25	<25	<25	<25	<25	<25	<25	<25	1300	<25	<25	<25	<25	<25	<25	<25	NS	NS	NS	NS	NS	NS	NS	
Toluene	µg/g	10/21/02	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS	NS	NS	NS	NS	NS	NS	
1,2,4-Trimechylbenzene	µg/g	10/21/02	<25	<25	<25	<25	<25	<25	<25	<25	3100	<25	<25	<25	<25	<25	<25	<25	NS	NS	NS	NS	NS	NS	NS	
1,3,5-Trimechylbenzene	µg/g	10/21/02	<25	<25	<25	<25	<25	<25	<25	<25	83.2	<25	<25	<25	<25	<25	<25	<25	NS	NS	NS	NS	NS	NS	NS	
Tetraethylbenzene	µg/g	10/21/02	<25	<25	<25	<25	39.4	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS	NS	NS	NS	NS	NS	NS	
Xylenes (Total)	µg/g	10/21/02	<25	<25	<25	<25	<25	<25	<25	<25	1890	<25	<25	<25	<25	<25	<25	<25	4,100	42,000	NS	NS	210,000	210,000	210,000	
PAHs																										
Acenaphthene	µg/g	10/21/02	<117	<116	<118	<113	<123	<115	<114	<118	<114	<117	<121	<113	NA	NA	NA	NA	NS	NS	NS	NS	30,000 (gw)	3,700,000	30,000,000	670,000
Acenaphthylene	µg/g	10/21/02	<234	<231	<238	<225	<247	<230	<229	<231	<227	<242	<228	NA	NA	NA	NA	NA	NS	NS	NS	NS	700 (gw)	NS	NS	NS
Anthracene	µg/g	10/21/02	<117	<115	<119	<113	<123	<115	<114	<117	<114	<121	<113	NA	NA	NA	NA	NA	NS	NS	NS	NS	3,000,000 (gw)	22,000,000	180,000,000	12,000,000
Benzo[a]anthracene	µg/g	10/21/02	<68.6	<67.7	<69.6	<66.3	<61.6	<67.8	<67.1	<67.8	<66.8	<69.6	<66.6	NA	NA	NA	NA	NA	NS	NS	NS	NS	88 (gw)	820	2,800	2,000
Benzo[b]fluoranthene	µg/g	10/21/02	<20.4	<19.4	<19.9	<18.3	<17.8	<17.6	<17.1	<17.8	<18.8	<18.4	<18.6	NA	NA	NA	NA	NA	NS	NS	NS	NS	8 (gw)	82	280	6,000
Benzo[b]fluoranthene	µg/g	10/21/02	<41.5	<40.7	<41.6	<39.6	<37.6	<37.1	<37.8	<37.1	<37.8	<38.4	<38.6	NA	NA	NA	NA	NA	NS	NS	NS	NS	88 (gw)	820	2,800	6,000
Benzo[k]fluoranthene	µg/g	10/21/02	<117	<116	<119	<113	<123	<115	<114	<117	<114	<117	<121	<113	NA	NA	NA	NA	NS	NS	NS	NS	88 (gw)	820	NS	NS
Benzo[a]pyrene	µg/g	10/21/02	<117	<116	<119	<113	<123	<115	<114	<117	<114	<117	<121	<113	NA	NA	NA	NA	NS	NS	NS	NS	88 (gw)	820	NS	NS
Benzo[e]pyrene	µg/g	10/21/02	<117	<116	<119	<113	<123	<115	<114	<117	<114	<117	<121	<113	NA	NA	NA	NA	NS	NS	NS	NS	88 (gw)	820	NS	NS
Chrysene	µg/g	10/21/02	<117	<116	<119	<113	<123	<115	<114	<117	<114	<117	<121	<113	NA	NA	NA	NA	NS	NS	NS	NS	88 (gw)	820	NS	NS
Dibenz[a,h]anthracene	µg/g	10/21/02	<6.88	<6.77	<6.96	<6.63	<6.16	<6.78	<6.71	<6.78	<6.68	<6.84	<6.68	NA	NA	NA	NA	NA	NS	NS	NS	NS	8 (gw)	82	280	3,000
Fluorene	µg/g	10/21/02	<117	<116	<119	<113	<123	<115	<114	<117	<114	<117	<121	<113	NA	NA	NA	NA	NS	NS	NS	NS	600,000 (gw)	2,300,000	30,000,000	4,300,000
Fluoranthene	µg/g	10/21/02	<117	<116	<119	<113	<123	<115	<114	<117	<114	<117	<121	<113	NA	NA	NA	NA	NS	NS	NS	NS	100,000 (gw)	2,600,000	33,000,000	580,000
Indeno[1,2,3-cd]pyrene	µg/g	10/21/02	<68.6	<67.7	<69.6	<66.3	<61.6	<67.8	<67.1	<67.8	<66.8	<69.6	<66.6	NA	NA	NA	NA	NA	NS	NS	NS	NS	88 (gw)	820	2,800	14,000
1-Methylanthracene	µg/g	10/21/02	<117	<116	<119	<113	<123	<115	<114	<117	<114	<117	<121	<113	NA	NA	NA	NA	NS	NS	NS	NS	23,000 (gw)	NS	NS	NS
3-Methylanthracene	µg/g	10/21/02	<117	<116	<119	<113	<123	<115	<114	<117	<114	<117	<121	<113	NA	NA	NA	NA	NS	NS	NS	NS	26,000 (gw)	NS	NS	NS
Naphthalene	µg/g	10/21/02	<117	<116	<119	<113	<123	<115	<114	<117	<114	<117	<121	<113	NA	NA	NA	NA	NS	NS	NS	NS	2,700	NS	400	86,000
Phenanthrene	µg/g	10/21/02	<117	<116	<119	<113	<123	<115	<114	<117	<114	<117	<121	<113	NA	NA	NA	NA	NS	NS	NS	NS	1,800 (gw)	NS	NS	NS
Pyrene	µg/g	10/21/02	<117	<116	<119	<113	<123	<115	<114	<117	<114	<117	<121	<113	NA	NA	NA	NA	NS	NS	NS	NS	500,000 (gw)	2,300,000	64,000,000	4,300,000
PCBs																										
Aroclor 1248, 1221, 1232, 1262, 1248, 1264, 1260	µg/g	10/21/02	NA	NA	<26.6	<26.2	NA	NA	NA	NA	NA	NS	NS	NS	NS	220 to 3,600	1,000 to 28,000	NS								

Notes:
 1. Laboratory analyses performed by Great Lakes Analytical of Oak Creek, Wisconsin in accordance with EPA Method 8010 (Lead and Cadmium), Method EPA 8021B (VOCs), Method EPA 8310 (PAHs), WDNR GRO (GRO) and WDNR DRO (DRO).
 2. mg/kg = milligrams per kilogram (equivalent in parts per million)
 3. µg/g = micrograms per kilogram (equivalent in parts per billion)
 4. NA = not analyzed
 5. Q = results detected between Limit of Detection and Limit of Quantitation
 6. NR 728 RCL = Wisconsin Administrative Code, Chapter NR 728 generic Residential Contaminant Level or calculated from EPA website using WDNR default values.
 7. NR 748 Table 1 = Wisconsin Administrative Code, Chapter NR 748, Table 1: Soil screening level: Indicators of Residual Petroleum Products in Soil Pores.
 8. NR 748 Table 2 = Wisconsin Administrative Code, Chapter NR 748, Table 2: Protection of Human Health from Direct Contact with Contaminated Soil.
 9. Interm RCL = More stringent generic Residual Contaminant Level for protection of groundwater (gw) or direct contact (dc) pathway for non-industrial land use from WDNR Publication NR-519-07 "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) in Soil/Groundwater" (April 1997)
 10. US EPA PRC = Primary Remediation Goal for residential and industrial soil from U.S. Environmental Protection Agency Region IX Preliminary Remediation Goal table.
 11. US EPA SSL = Soil Screening Level for ingestion to groundwater (with default attenuation factor of 30) from U.S. Environmental Protection Agency Region IX Preliminary Remediation Goal table.
 12. NS = no standard
 13. Exceedance:
 (gw) = Concentration exceeds NR 728 RCL (metals, VOCs) or Interm RCL (PAHs)
 (dc) = Concentration exceeds US EPA PRC or SSL
 14. US EPA PRCs and SSLs only provided for relative benchmark concentrations.
 15. At regional blanks exhibited non-detectable concentrations of VOCs.

000013

REDMOND GROUP

+ SIGMA

008/012

Table 1
Soil Analytical Quality Results
Redmond Racine
Sigma Project No. 7697

Soil Boring Identification:		GP-1		GP-2		GP-3		GP-4		NR 720 RGL	NR 746 Table 1	NR 746 Table 2	Interim RCL	US EPA PRG		US EPA SSL
Sample Depth (ft):	Collection Date:	0-3	6-9	0-3	9-12	0-3	6-9	2-4	8-10					Residential	Industrial	
Parameter	Units															
Percent solids	%	86.1	76.8	92.6	85.9	93.5	85.0	81.1	79.2							
Detected VOCs/PVOCs																
n-Butylbenzene	µg/kg	<25.0	130	<25.0	<25.0	57.0	547	<25.0	<25.0	NS	NS	NS	NS	140,000	240,000	NS
sec-Butylbenzene	µg/kg	<25.0	114	27.5	<25.0	72.4	711	<25.0	<25.0	NS	NS	NS	NS	110,000	220,000	NS
tert-Butylbenzene	µg/kg	<25.0	<25.0	<25.0	<25.0	<25.0	225	<25.0	<25.0	NS	NS	NS	NS	150,000	540,000	1,000
Ethylbenzene	µg/kg	<25.0	64.7	<25.0	<25.0	37.2	<25.0	<25.0	<25.0	2,900	4,600	NS	NS	230,000	230,000	13,000
Isopropylbenzene	µg/kg	<25.0	<25.0	<25.0	<25.0	72.7	73.4	<25.0	<25.0	NS	NS	NS	NS	NS	NS	NS
p-Isopropyltoluene	µg/kg	<25.0	123	<25.0	<25.0	32.6	479	<25.0	<25.0	NS	NS	NS	NS	NS	NS	NS
Naphthalene	µg/kg	<25.0	223	<25.0	<25.0	<25.0	677	<25.0	<25.0	NS	2,700	NS	NS	56,000	190,000	84,000
n-Propylbenzene	µg/kg	<25.0	81.2	<25.0	<25.0	<25.0	103	<25.0	<25.0	NS	NS	NS	NS	140,000	240,000	NS
Tetrachloroethene	µg/kg	134	122	322	167	195	45.7	<25.0	<25.0	4.1	NS	NS	NS	6,700	19,000	60
Trichloroethene	µg/kg	390	<25.0	<25.0	<25.0	26.8	<25.0	<25.0	<25.0	3.7	NS	NS	NS	2,800	6,100	60
1,2,4-Trimethylbenzene	µg/kg	<25.0	357	<25.0	<25.0	<25.0	56.7	<25.0	<25.0	NS	83,000	NS	NS	52,000	170,000	NS
1,3,5-Trimethylbenzene	µg/kg	<25.0	153	<25.0	<25.0	<25.0	249	<25.0	<25.0	NS	11,000	NS	NS	21,000	70,000	NS
Xylenes (Total)	µg/kg	<25.0	200	<25.0	<25.0	<25.0	88.3	<25.0	<25.0	4,100	42,000	NS	NS	210,000	210,000	210,000

- Laboratory analyses performed by Great Lakes Analytical of Oak Creek, Wisconsin in accordance with EPA Method 8021B (VOCs).
- µg/kg = micrograms per kilogram (equivalent to parts per billion)
- NR 720 RCL = Wisconsin Administrative Code, Chapter NR 720 generic Residual Contaminant Level or calculated from EPA website using WDNR default values.
- NR 746 Table 1 = Wisconsin Administrative Code, Chapter NR 746, Table 1 soil screening level: Indicators of Residual Petroleum Products in Soil Pores.
- NR 746 Table 2 = Wisconsin Administrative Code, Chapter NR 746, Table 2: Protection of Human Health from Direct Contact with Contaminated Soil.
- Interim RCL = More stringent generic Residual Contaminant Level for protection of groundwater (gw) or direct contact (dc) pathway for non-Industrial land use from WDNR Publication RR-619-97 "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance" (April 1997)
- US EPA PRG = Preliminary Remediation Goal for residential and industrial soil from U.S. Environmental Protection Agency Region IX Preliminary Remediation Goal table.
- US EPA SSL = Soil Screening Level for migration to groundwater (with dilution-attenuation factor of 20) from U.S. EPA Region IX Preliminary Remediation Goal table.
- NS = no standard
- Exceedances: **bold** = Concentration exceeds US EPA SSL
- US EPA PRGs and SSLs only provided for relative benchmark concentrations.
- All methanol blanks exhibited non-detectable concentrations of VOCs.

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**BARRIER OPERATION AND MAINTENANCE PLAN
MRED (LATHROP/DURAND) ASSOCIATES
3825 DURAND AVENUE, RACINE, WISCONSIN
APRIL 1, 2005**

The Barrier Operation and Maintenance Plan (BOMP) is designed to prevent direct contact with soil impacted with residual petroleum hydrocarbons and chlorinated volatile organic compounds that exists beneath the paved asphalt surface and building foundation at the MRED (Lathrop/Durand) Associates property, as shown in Figure 1. The asphalt surface, or any replacement barrier, will function as intended unless disturbed.

Disturbance Management. Redmond. shall take the following steps to assure that uncontrolled disturbances of the barrier do not occur:

- A deed restriction will be recorded for this portion of the MRED property which limits future use, development, and management of the property. This BOMP is incorporated into the deed restriction.
- A copy of this BOMP will be available on-site from the property owner to all interested parties.
- A copy of this BOMP will be provided to all contractors and repair workers during any intrusive subsurface work on this portion of the property.

Inspections of Barrier. Inspections will be required to assure that the barrier is functioning as intended:

- Annual inspections of the paved asphalt surface will be performed by authorized personnel from MRED and will include observations about the integrity of the asphalt surface in the vicinity of the residual soil impacts. Inspections will be compared to the previous inspection notes to monitor the relative condition of the concrete surface.
- As necessary, the engineered barriers will be repaired to maintain integrity. Repairs may include, but are not limited to, patching or replacing the asphalt surface where it has cracked or otherwise broken and would allow direct contact with underlying soil.
- An inspection log will be maintained on-site to record any disturbances of the barrier and the steps that have been taken to maintain the integrity of the barrier. The inspection log will be made available for inspection by representatives of the Wisconsin Department of Natural Resources upon reasonable prior request. The on-site inspection log will be maintained as long as inspection and maintenance of the barrier is required.

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Planned Breaches of Barrier. In the event that a planned breach of the barrier is required, the following precautions shall be taken:

- MRED shall be given 48-hour notice of any planned breach.
- To the extent possible, all material excavated from beneath the barrier will be returned to the excavation prior to the restoration of the barrier. The excavation zone and any soils excavated will be secured from public access until the barrier is restored. While on-site, the excavated soil will be placed on an impervious surface (e.g., existing concrete and/or plastic) and covered with plastic. Soil that cannot be returned to the excavation will be sampled and disposed of at a licensed landfill facility in accordance with applicable solid and hazardous waste rules and regulations. All contaminated soils that are stored, treated, excavated, removed, or transported off-site shall be managed per procedures and reporting requirements set forth in ch. NR 718, Wisconsin Administrative Code.
- The barrier will be restored to meet original conditions. This work, including the proper disposal of excess soils, should be completed within 72 hours following the completion of any on-site work, or as soon as reasonably practical.
- Details of the barrier breach, the handling of excavated soils, individuals responsible for the work, and the restoration of the barrier shall be recorded in the barrier maintenance log.

Amendments. The BOMP may be amended or withdrawn upon written approval from the Wisconsin Department of Natural Resources or its successor agency.

Contact Information.

For responsible party and owner information contact:

Ms. Kay A. Clabault
Redmond Commercial Development Corporation
W228 N745 Westmound Drive
Waukesha, WI 53186
Telephone: (262) 549-9600
Fax: (262) 549-1725

For environmental consultant information contact:

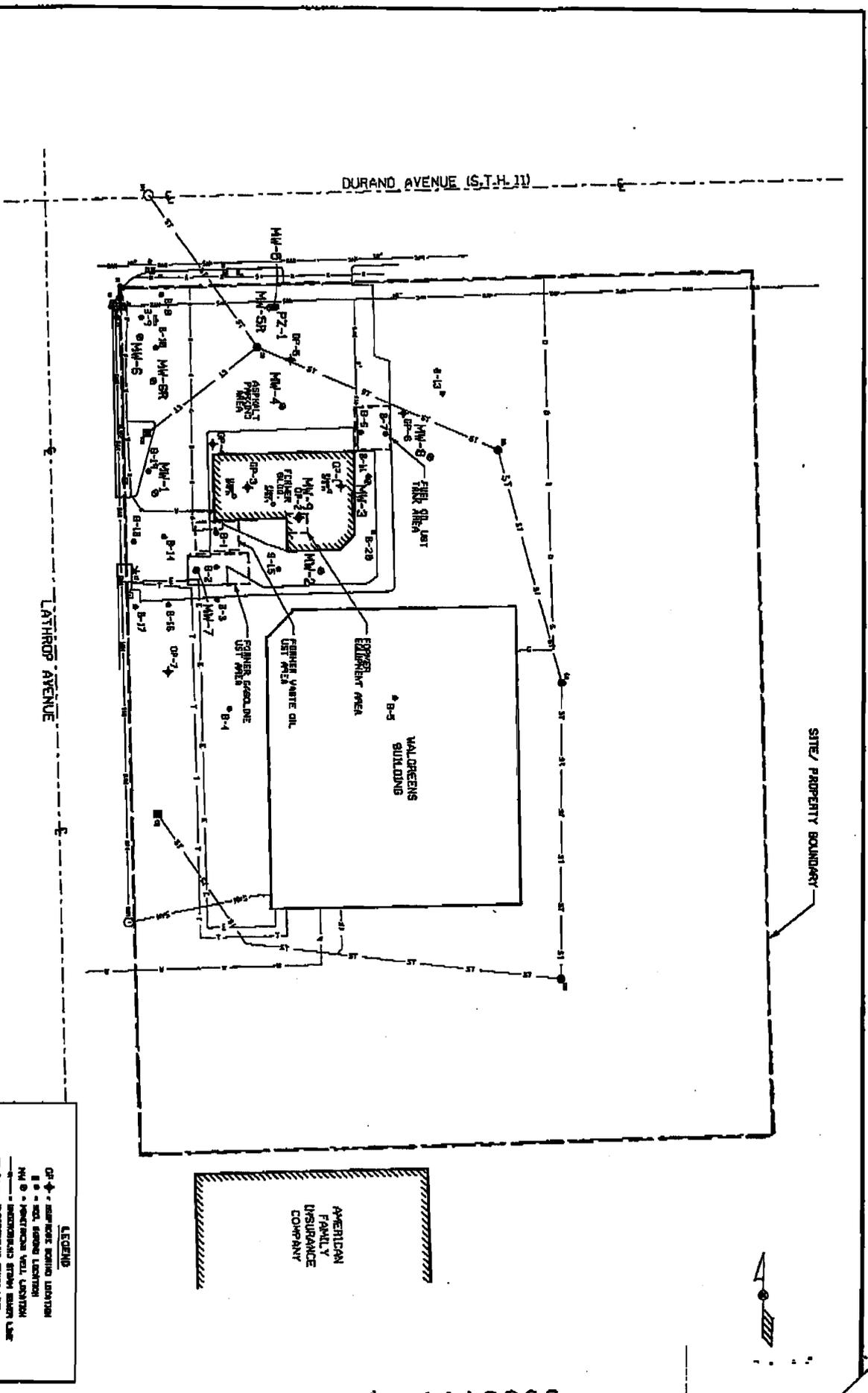
Ms. Kristin Kurzka, P.E.
Sigma Environmental Services, Inc.
1300 West Canal Street
Milwaukee, WI 53233
Telephone: (414) 643-4200
Fax: (414) 643-4210

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For Wisconsin Department of Natural Resources information contact:

Ms. Shanna Laube
Wisconsin Department of Natural Resources
Remediation & Redevelopment Program
Sturtevant Service Center
9531 Rayne Road
Sturtevant, WI 53177
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Fax: (262) 884-2306

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LEGEND

- CP - INSURANCE TOWER LOCATION
- S - SEWER LINE
- W - WATER LINE
- G - GAS LINE
- E - ELECTRICAL LINE
- - PROPERTY LINE

NOTES:
 1. ALL DIMENSIONS SHALL BE PERMANENT BY SURVEY.
 2. REFER TO SURVEY RECORD FOR FIELD MEASUREMENTS AND OBSERVATIONS.

SIGMA
 ENVIRONMENTAL SERVICES
 1300 N. CASH STREET
 RACINE, WISCONSIN 53403
 PHONE 1 (414) 843-4300
 FAX 1 (414) 843-4311

SCALE - 1" = 30' - 0"	DATE	NO.	REVISIONS	BY	DATE
0' 15' 30' 45' 60'	DESIGNED BY: GEB	DATE: 2-21-05	CHECKED BY:	APPROVED BY:	

WALGREENS STORE #07437 / FORMER CASH ADVANCE FACILITY
 LATHROP AVE. & DURAND AVE. (S.T.H. 11), RACINE, WI
 SITE PLAN MAP

FIGURE 2